



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 8, 2016	CONTACT/PHONE Jo Manson 781-4660/jmanson@co.slo.ca.us	APPLICANT Filipponi Family Limited Partnership	FILE NO. SUB2005-00091
SUBJECT A request for a second time extension by Filipponi Family Limited Partnership for Vesting Tentative Tract Map 2768 to subdivide an existing 2.0 acre parcel into 9 parcels ranging from 6,000 to 10,550 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Las Tablas Road. The project will result in the disturbance of the entire 2 acre site. The division will extend Martin Road onto the property and connect it to Las Tablas Road. The proposed project is within the Residential Multi Family land use category and is located at 604 Las Tablas Road approximately 750 feet east of Highway 101 in the community of Templeton. The site is in the Salinas River Sub-area in the North County Planning Area.			
RECOMMENDED ACTION Approve the second time extension request for Vesting Tentative Tract Map 2768.			
ENVIRONMENTAL DETERMINATION A Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on August 3, 2006 for this project. The Negative Declaration was approved by the Board of Supervisors on December 19, 2006.			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 041-011-009	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Sec. 22.104.090 – North County Area Community and Villages, Templeton Community Standards (RMF standards pertaining to density and design standards)			
LAND USE ORDINANCE STANDARDS: Ch. 22.10 – Development Standards (density), Ch. 22.18 – Parking, Sec. 22.22.080 – Residential Multi-Family Subdivision Design			
EXISTING USES: Single-family residence and accessory structures			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Single Family / residential South: Residential Single Family / residential East: Residential Single Family / residential West: Commercial Retail / residential			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: Tentative vesting tract map was originally referred to Templeton Community Advisory Group, Public Works, Environmental Health, County Parks, Templeton Community Services District, Templeton Fire Department and APCD.			
TOPOGRAPHY: Level		VEGETATION: Grasses, Scattered Oaks	
PROPOSED SERVICES: Water supply: Community System (TCSD) Sewage Disposal: Community sewage disposal system Fire Protection: Templeton Community Services District		ACCEPTANCE DATE: N/A	
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

TIME EXTENSION REQUEST/PROJECT DESCRIPTION

Vesting Tentative Tract Map 2768 was approved by the Board of Supervisors on December 19, 2006 and is set to expire on December 19, 2016. On June 30, 2016, the applicant requested the **second one year time extension and paid the extension application fee**. If a time extension request is submitted on or before the expiration date, it remains valid until acted on by the decision making body. (A time extension for a tentative map also extends the life of the related conditional use permit if it is required as a part of the subdivision process).

Vesting Tentative Tract Map 2768 is a request by Filipponi Family Limited Partnership to subdivide an existing 2.0 acre parcel into 9 parcels ranging from 6,000 to 10,550 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Las Tablas Road. The project will result in the disturbance of the entire 2 acre site. The division will extend Martin Road onto the property and connect it to Las Tablas Road. This vesting tentative map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for vesting tentative maps are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Planning Commission and the public.

DISCUSSION

The Subdivision Map Act & Real Property Division Ordinance

The Subdivision Map Act provides that a conditionally approved vesting tentative map shall expire twenty-four (24) months after its conditional approval. The original expiration date was December 19, 2008. After the legislative time extensions ended (see discussion below), the Planning Commission approved a first one year time extension request on November 12, 2015 and the new expiration date was December 19, 2016. With recent amendments, the Subdivision Map Act now allows up to six (6) one year discretionary time extensions (without legislative time extensions). The applicant must request each of the *discretionary* time extensions. This request is the applicant's **second discretionary one year time extension request**.

The Subdivision Map Act was amended in 2008, 2009, 2011 and 2013 to provide tentative maps with "automatic, state-mandated" extensions that are above and beyond the six (6) one year time extensions as follows:

Senate Bill 1185 (California Government Code Section 66452.21) – If a tentative map was approved before and not expired on July 15, 2008 and will expire between July 15, 2008 and January 1, 2011 – extends the tentative map twelve (12) months. Vesting Tentative Tract 2768 was extended to December 19, 2009.

Assembly Bill 333 (California Government Code Section 66452.22) – If a tentative map was approved before and not expired on July 15, 2009 and will expire between July 15, 2009 and January 1, 2012 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2768 was extended to December 19, 2011.

Assembly Bill 208 (California Government Code Section 66452.23) – If a tentative map was approved before and not expired on July 15, 2011 and will expire between July 15, 2011 and January 1, 2014 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2768 was extended to December 19, 2013.

Assembly Bill 116 (California Government Code Section 66452.24(a)) – If a tentative map was approved after January 1, 2000 and not expired on July 15, 2013 and will expire between July 15, 2013 and January 1, 2016 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2768 was extended to December 19, 2015.

Staff Determination and Recommendation

This time extension request has been reviewed by staff. It complies with The Subdivision Map Act and Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances.

After review of the vesting tentative map, staff recommends to the Planning Commission that the **second one year time extension** be granted to December 19, 2017 subject to the conditions of approval set by the Board of Supervisors on December 19, 2006 in accordance with Resolution No. 2006-480.

ATTACHMENTS

Attachment 1 - Project Graphics
Attachment 2 - Board of Supervisors Resolution 2006-480

Staff report prepared by Jo Manson and reviewed by Terry Wahler, Senior Planner.